Document #4534

12/20/84

Document # 4534

MEMORANDUM December 20, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on fourteen zoning matters have been prepared by Authority staff for transmittal to the Board of Appeal.

Referral	Recommendation		
	Approval	Denial	Denial w/o Prejudice
Routine minor deviations	5		
Minor dwelling unit increases	7	1	
Parking; gas stations; repair garages		1	

We recommend approval of five routine minor deviations.

Z-7313: 4 Atkins and 677 Washington Streets, Brighton. Front porch would be enclosed for use of invalid homeowner. Abutters support. Design review proviso.

Z-7384: 86 Chandler Street, Boston. Replace existing basement utility room of three unit structure with kitchen. Floor area violation minimal. No adverse effect.

Z-7392: 524 Metropolitan Avenue, Hyde Park. Addition to two-family dwelling will provide family room for owner-occupant. No abutter response. Design review proviso.

Z-7394: 109-111 Tremont Street, Brighton. Erect dumpster pad and six-foot fence. Dumpster pad will service multi unit (62) apartment dwelling, half of which are elderly units. Proviso for daily maintenance and design review for placement and landscaping.

Z-7391: 136-138 Neponset Avenue, Dorchester. Addition to funeral home will provide better public access. Design review proviso.

We recommend approval of seven minor dwelling rent increases.

Z-7381: 196-198 Marlborough Street, Boston. Erect three-story addition and change occupancy from offices and dormitory to offices and four apartments. Rear addition will create owner-occupancy. Provisos: Addition be consistent with existing structure, fire balconies be provided as egress, design be approved by Back Bay Architectural Commission.

MS3/JJ/121384

Z-7386: 54 Mystic Street, Charlestown. Legalize occupancy at two-family dwelling and erect two-story addition. No record of legal occupancy. Two-family dwelling compatible with multi-family neighborhood. No abutter response. Design review proviso.

Z-7389: 290 K Street, South Boston. Change occupancy from two to three-family dwelling. Proposal consistent with residential neighborhood. No abutter response. Design review proviso.

Z-7390: 17 Appleton Street, Boston. Legalize occupancy as two-family dwelling. No record of legal occupancy. Multi-family residential neighborhood. Roof patio and rear patio mitigate open space deficiency. Design review proviso.

Z-7393: 54 Creighton Street, Jamaica Plain. Legalize occupancy, as four apartments. Condition existing since time of purchase in 1980. Proviso: Design review for exterior changes. No abutter response.

Z-7395: 329 Gallivan Boulevard, Dorchester. Petition will legalize six apartment occupancy existing at the time of purchase last February. No abutter response.

Z-7426-7428, & Z-7429: 200-204 Columbia Road, Dorchester and 42 Holborn Street, Roxbury. Blighted buildings will be significantly improved and restored to productive occupancy (26 apartments) for low and moderate-income persons. Funding by Boston Housing Partnership, Inc., and MHFA. Design review proviso.

We recommend denial of two cases.

Z-7374-7379: 48-66 Vineland Street and 267 North Beacon Street, Brighton. Erect five two-family dwellings and a two-story office building. Project is inappropriate, excessive, congested. Traffic problems would be intensified. Developer-community meeting failed to resolve use density, design concerns.

Z-7387: 640 Hyde Park Avenue. Increase gasoline storage capacity to 24,000 gallons. In 1979, Board of Appeal with Authority concurrence denied without prejudice increase to 18,000 gallons and in 1980 also with Authority concurrence, denied increase to 20,000 gallons. Concerns were appearance, operation, maintenance, storage capacity, potential hazards, and landscaping. Current community concerns are similar.

BOARD OF APPEAL REFERRALS December 20, 1984

		Hearing	
1.	Z-7313	not yet scheduled	William Sorvillo 4 Atkins and 677 Washington Streets, Brighton
2.	Z-7374-7379	1/8/85	Nardella & Salvucci Construction Co. 48-66 Vineland and 267 North Beacon Streets, Brighton
3.	Z-7381	1/8/85	Charles M. Talanian, Trustee 16 Exeter Street Realty Trust 196-198 Marlborough Street, Boston
4.	Z-7384	1/8/85	New England Renovations Corp. 86 Chandler Street, Boston
5.	Z-7386	1/8/85	Carol A. McClellan 54 Mystic Street, Charlestown
6.	Z-7387	I/8/85	Sebastian Avellino 640 Hyde Park Avenue, Roslindale
7.	Z-7389	1/8/85	William F. and Denise Carr 290 K Street, South Boston
8.	Z-7390	1/8/85	Philip A. and Renate L. Ricardi 17 Appleton Street, Boston
9.	Z-7391	1/8/85	Philip M. O'Donnell 136-138 Neponset Avenue, Dorchester
10.	Z-7392	1/8/85	John Fucillo 524 Metropolitan Avenue, Hyde Park
11.	Z-7393	1/8/85	Michael Graham 54 Creighton Street, Jamaica Plain
12.	Z-7394	1/8/85	Brighton Gardens Apartments 109-111 Tremont Street, Brighton
13.	Z-7395	1/8/85	Craig and Patricia McNaught 329 Gallivan Boulevard, Dorchester
14.	Z-7426-7429	1/8/85	Quincy-Geneva Housing Corp. 200-204 Columbia Road, Dorchester 42 Holborn Street, Roxbury

MEMORANDUM December 20, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Stephen Coyle, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: not yet scheduled

Z-7313
William Sorvillo
4 Atkins and 677 Washington Streets
Brighton

Existing at site: Two-story structure

Purpose of petition: Enclose porch - two-family dwelling.

District(s) and Uses(s): Site is in residential two-family (R-.5) district. Two-family dwelling is allowed in this district.

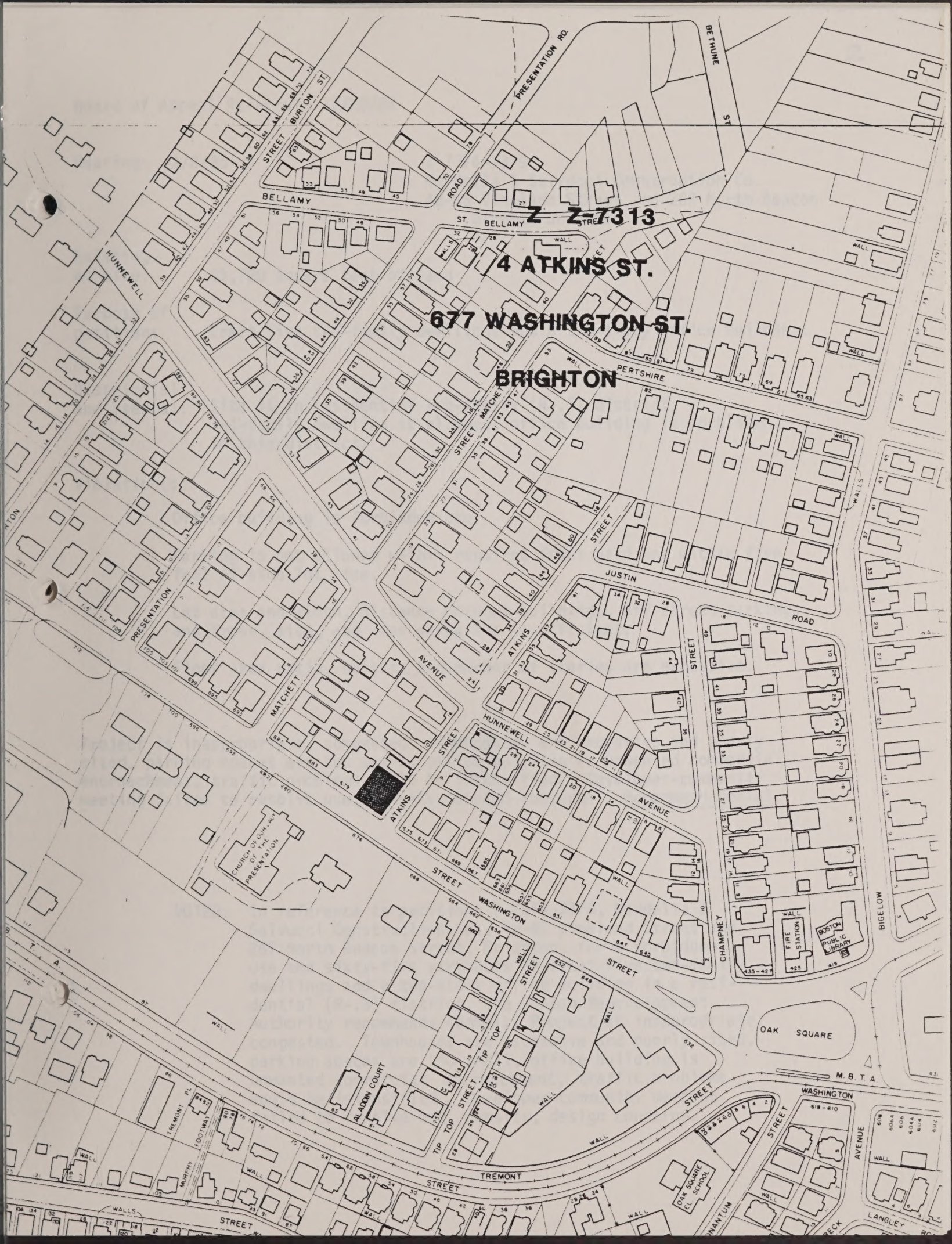
Violation(s):

Floor area ratio is excessive.

Front yard is insufficient.

Petition would enable invalid homeowner to better utilize existing porch. Abutters support proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-7313, William Sorvillo. 4 Atkins Street and 677 Washington Street, Brighton, for two variances to enclose porch of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Petition would enable homeowner who is an invalid to utilize existing porch.


Z-7313
4 ATKINS ST.
677 WASHINGTON ST.
BRIGHTON
PRESENTATION RD.
BETHUNE ST.
BURTON ST.
BELLAMY ST.
HUNNEWELL AVENUE
PERTSHIRE ROAD
JUSTIN ROAD
MATCHETT STREET
ATKINS STREET
PRESENTATION AVENUE
WASHINGTON STREET
TREMONT STREET
CHAMPNEY STREET
BIGELOW AVENUE
TIP TOP STREET
ALADDIN COURT
OAK SQUARE
CHURCH OF OUR LADY OF THE PRESENTATION
FIRE STATION
BOSTON PUBLIC LIBRARY
OAK SQUARE ELEMENTARY SCHOOL
M.B.T.A.

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7374-7379
Nardella & Salvucci Construction Co.
48-66 Vineland Street and 267 North Beacon Street, Brighton

Existing at site: 23,720 square feet of land

Purpose of petition: Erect five two-family dwellings and a two-story office building.

District(s) and Uses(s): Site is in residential two-family (R-.5) district. Two-family dwelling is allowed, office building is forbidden, in this district.

Violation(s):

Office building is forbidden use.

Parking is not allowed within required front yard nor within five feet of side lot line.

Lot area and width, distance between buildings, off-street parking, and front, side, and rear yards are insufficient.

Floor area ratio, height, and number of stories are excessive.

Project is inappropriate, congested. Townhouses are excessive and poorly sited, parking spaces are too small, office building is unwanted commercial encroachment, traffic problems would be intensified. Developer-community meeting failed to resolve use, density, design concerns. Recommend denial.

VOTED: In reference to petitions Z-7374-7379, Nardella & Salvucci Construction Co., 48-66 Vineland Street and 267 North Beacon Street, Brighton, for a forbidden use and sixty-five variances to erect five two-family dwellings and a two-story office building in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Project is inappropriate, congested. Townhouses are excessive and poorly sited, parking spaces are too small, office building is unwanted commercial encroachment, traffic problems would be intensified. Developer-community meeting failed to resolve use, density, design concerns.

Z-7374-7379

48-66 VINELAND ST.

267 NORTH BEACON ST.

BRIGHTON

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7381
Charles M. Talanian, Trustee
16 Exeter Street Realty Trust
196-198 Marlborough Street
Boston

Existing at site: Four-story structure

Purpose of petition: Erect three-story addition; change occupancy from offices and dormitory to offices and four apartments.

District(s) and Uses(s): Site is in apartment multifamily (H-3-65) district. Offices are legal nonconforming use; apartments are allowed in this district.

Violation(s):

Extension of nonconforming use.

Rear yard is insufficient.

Rear addition will create four apartments, one of which will be occupied by petitioner and his family as their permanent residence. Neighborhood Association of the Back Bay is not opposed. Recommend approval with provisos.

VOTED: In reference to petition Z-7381, Charles M. Talanian, Trustee, 16 Exeter Street Realty Trust, 196-198 Marlborough Street, Boston, for extension of nonconforming use and variance to erect three-story addition and change occupancy from offices and dormitory to offices and four apartments in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that new construction be consistent with existing structure; that fire egress be limited to balconies, no fire escapes or stairs; that design be approved by Back Bay Architectural Commission. Rear addition will create four apartments, one of which will be occupied by petitioner and his family as their permanent residence.

Z-7381 196-198 MARLBOROUGH ST. BOSTON

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85 -

Z-7384
New England Renovations Corp.
86 Chandler Street
Boston

Existing at site: Two-story structure

Purpose of petition: Increase apartment unit space.

District(s) and Uses(s): Site is in apartment multifamily (H-3) district. Three apartments are allowed use in this district.

Violation(s):

Floor area ratio is excessive.

Appellant would replace existing basement utility room with kitchen. Floor area violation would be minimal. No adverse effect. Recommend approval with proviso.

VOTED: In reference to petition Z-7384, New England Renovations Corp., 86 Chandler Street, Boston, for a variance to increase apartment unit space in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Appellant would replace existing basement utility room with kitchen. Floor area violation would be minimal. No adverse effect.

Z-7384 86 CHANDLER ST. BOSTON

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7386
Carol A. McClellan
54 Mystic Street
Charlestown

Existing at site: Three-story structure

Purpose of petition: Legalize occupancy - two-family dwelling; erect two-story new addition

District(s) and Uses(s): Site is in apartment multifamily (H-1) district. Two-family dwelling is allowed in apartment district.

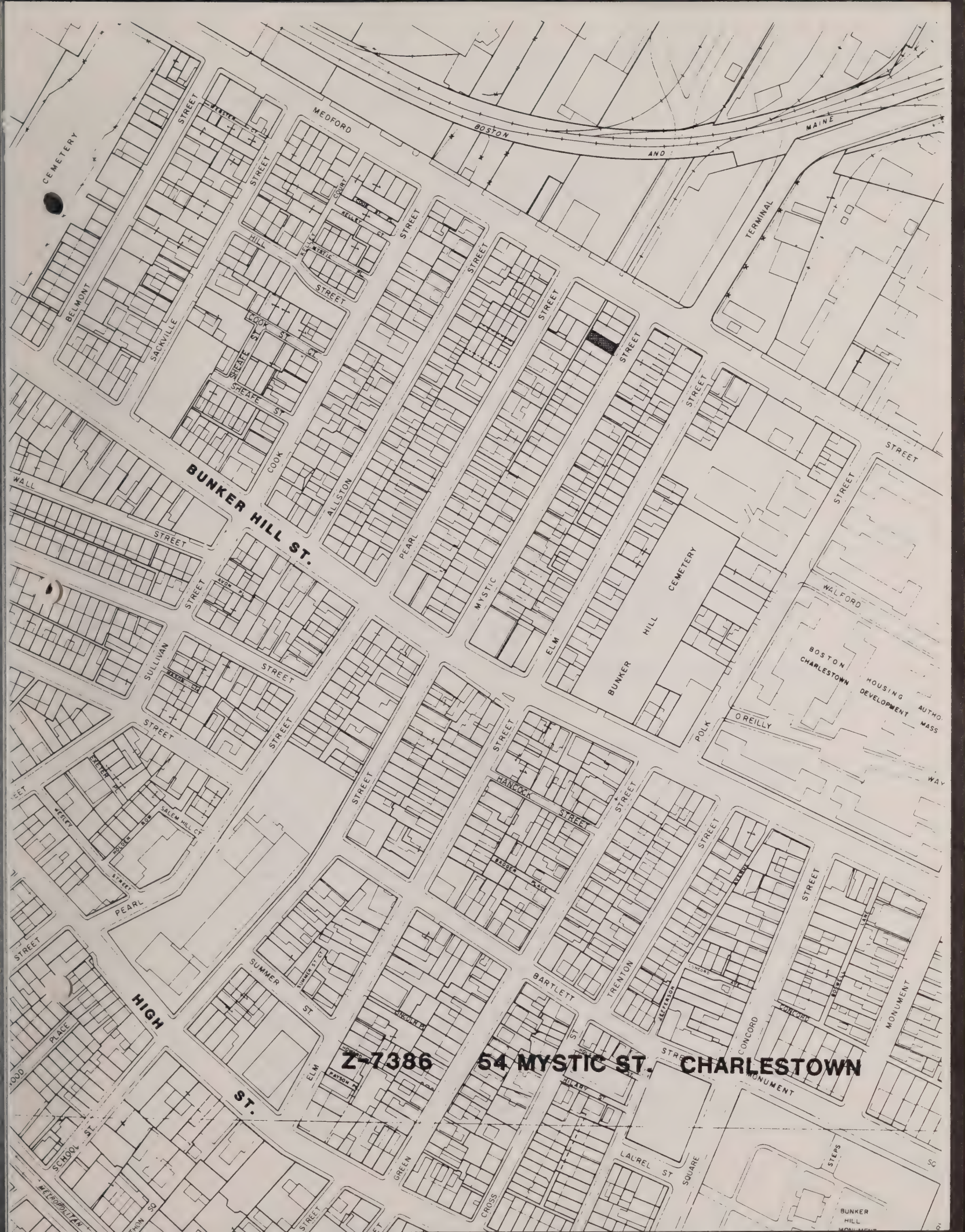
Violation(s):

Floor area ratio is excessive.

Open space and rear yard are insufficient.

No record of legal occupancy. Two-family dwelling is compatible with multifamily neighborhood. Addition will provide kitchen and bedroom. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7386, Carol A. McClellan, 54 Mystic Street, Charlestown, for three variances to legalize occupancy as two-family dwelling and erect two-story addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. There is no record of legal occupancy. Two-family dwelling is compatible with multifamily neighborhood. Addition will provide kitchen and bedroom.


Z-7386 54 MYSTIC ST. CHARLESTOWN
BUNKER HILL ST.
HIGH ST.
MEDFORD
BOSTON AND MAINE
TERMINAL
CEMETERY
BUNKER HILL CEMETERY
BOSTON CHARLESTOWN HOUSING DEVELOPMENT AUTHO MASS
WALFORD
O'REILLY
POLK
WAY
MONUMENT
CONCORD
BARTLETT
TRENTON
HANCOCK
SUMMER
PEARL
ELM
MYSTIC
ALLSTON
COOK
SHEAFE ST
SACKVILLE
BELMONT
WALL
SULLIVAN
AVON PL
EXETER
WESLEY
SALEM HILL CT
BRIDGE
PAYSON
LINCOLN
GREEN
CROSS
LAUREL ST
SQUARE
STEPS
SCHOOL ST
METROPOLITAN
BUNKER HILL MONUMENT

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7387
Sebastian Avellino
640 Hyde Park Avenue
Roslindale

Existing at site: Gas service station

Purpose of petition: Increase underground gasoline storage capacity from 7,000 to 24,000 gallons.

District(s) and Uses(s): Site is in residential two-family (R-.5) and local business (L-.5) districts.
Gas service station is nonconforming use.

Violation(s):

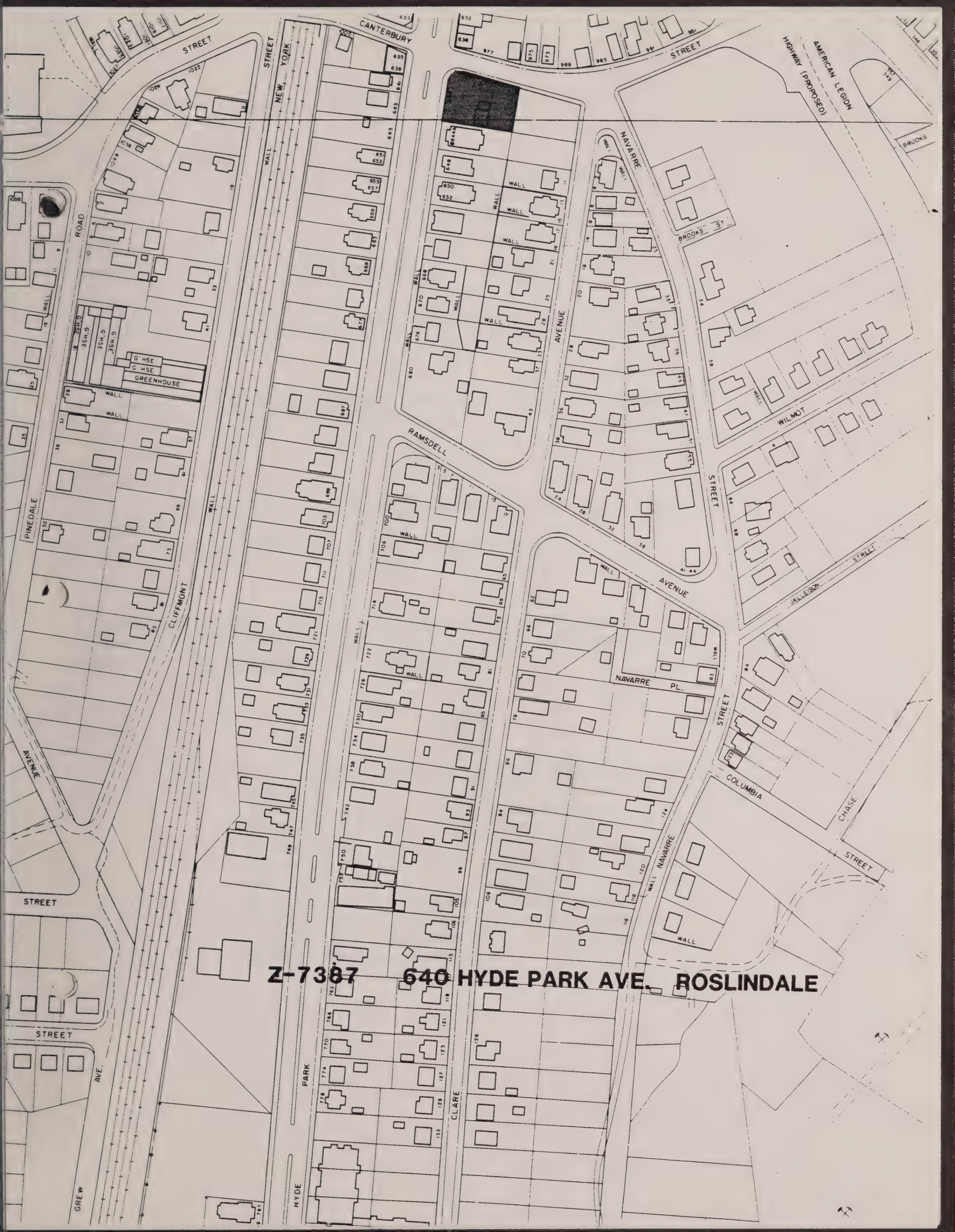
Extension of nonconforming use.

In 1979, Board of Appeal with Authority concurrence denied without prejudice petition to increase capacity to 18,000 gallons, and in 1980, also with Authority concurrence, denied petition to increase capacity to 20,000 gallons. Community concerns were appearance, operation, and maintenance of facility, junk cars, storage capacty, potential hazards, landscaping.

Currently, community has expressed similar concerns. Recommend denial without prejudice.

VOTED: In reference to petition Z-7387, Sebastian Avellino, 640 Hyde Park Avenue, Roslindale, for extension of nonconforming use to increase underground gasoline storage capacity from 7,000 to 24,000 gallons in residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends denial without prejudice. In 1979, with Authority concurrence, the Board of Appeal denied without prejudice petition to increase capacity to 18,000 gallons, and in 1980, also with Authority concurrence, denied petition to increase capacity to 20,000 gallons. Community concerns were appearance, operation, and maintenance of facility, junk cars, storage capacity, potential hazards, landscaping. Currently, community has expressed similar concerns.

Authority supports conversion of old storage tanks to new fiberglass tanks in order to reduce safety hazards of fuel and vapor leakage and groundwater contamination. However, there are several concerns related to tripling the capacity of the storage tank including increased service capacity/demand, particularly in view of existing poor maintenance of site. These issues must be resolved with Authority and community before any conversion is approved.


Z-7387 640 HYDE PARK AVE. ROSLINDALE
CANTERBURY
STREET
NEW YORK
AVENUE
NAVARRE
AMERICAN LEGION
HIGHWAY (PROPOSED)
BROOKS
WILMOT
RAMSDELL
PINEDALE
ROAD
CLIFFMONT
GREENHOUSE
G HSE
JALLESON
NAVARRE PL.
COLUMBIA
CHASE
PARK
CLARE
HYDE
GREW
AVE.
WALL

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7389
William F. and Denise Carr
290 K Street
South Boston

Existing at site: Three-story structure

Purpose of petition: Change occupancy from two- to three-family dwelling.

District(s) and Uses(s): Site is in apartment multifamily (H-1-50) district. Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Conversion would be consistent with residential neighborhood. Proposed renovations will significantly improve property. No response from community. Recommend approval with proviso.

VOTED: In reference to petition Z-7389, William F. and Denise Carr, 290 K Street, South Boston, for a forbidden use and two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Conversion will be consistent with residential neighborhood. Proposed renovations will significantly improve property.

STREET
K ST FIRE STATION
EAST
GATE OF HEAVEN CHURCH (R.C.)
FIFTH
MINNIE CT
JAY STREET
EMERSON
CHURCH OF OUR SAVIOUR
ST. PETER SCHOOL (EL.)
BECKLER AVENUE
SIXTH
HENDERSON AVE
WEBB PK
SALERNO PL
BURRILL PLACE
SEVENTH
SPRINGER STREET
BREWSTER STREET
BAYVIEW PL
NORCROSS PL
HARP PLACE
Z-7389
290 K ST.
MARINE ROAD
HATCH STREET
TICKNOR STREET
SOUTH BOSTON
COLUMBIA BOULEVARD
DEADY'S LANE ROAD

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85 -

Z-7390
Philip A. and Renate L. Ricardi
17 Appleton Street
Boston

Existing at site: Three-story structure

Purpose of petition: Legalize occupancy - two-family dwelling.

District(s) and Uses(s): Site is in apartment (H-3) multifamily district. Conversion is conditional use.

Violation(s):

Dwelling converted for more families is conditional use.

Open space is insufficient.

No record of legal occupancy. Multifamily residential neighborhood. Roof deck and rear patio would tend to mitigate open space deficiency. Recommend approval with provisos:

VOTED: In reference to petition Z-7390, Philip A. and Renate L. Ricardi, 17 Appleton Street, Boston, for a conditional use and a variance to legalize occupancy as two-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design design review approval; that plans be reviewed by South End Historical Society. Site is in restricted roof structure district. There is no record of legal occupancy. Roof deck and rear patio would tend to mitigate open space deficiency.

Z-7390 17 APPLETON ST. BOSTON

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7391
Philip M. O'Donnell
136-138 Neponset Avenue
Dorchester

Existing at site: 2½-story structure

Purpose of petition: Erect addition to funeral home.

District(s) and Uses(s): Site is in residential three-family (R-.8) district. Funeral home is legal nonconforming use.

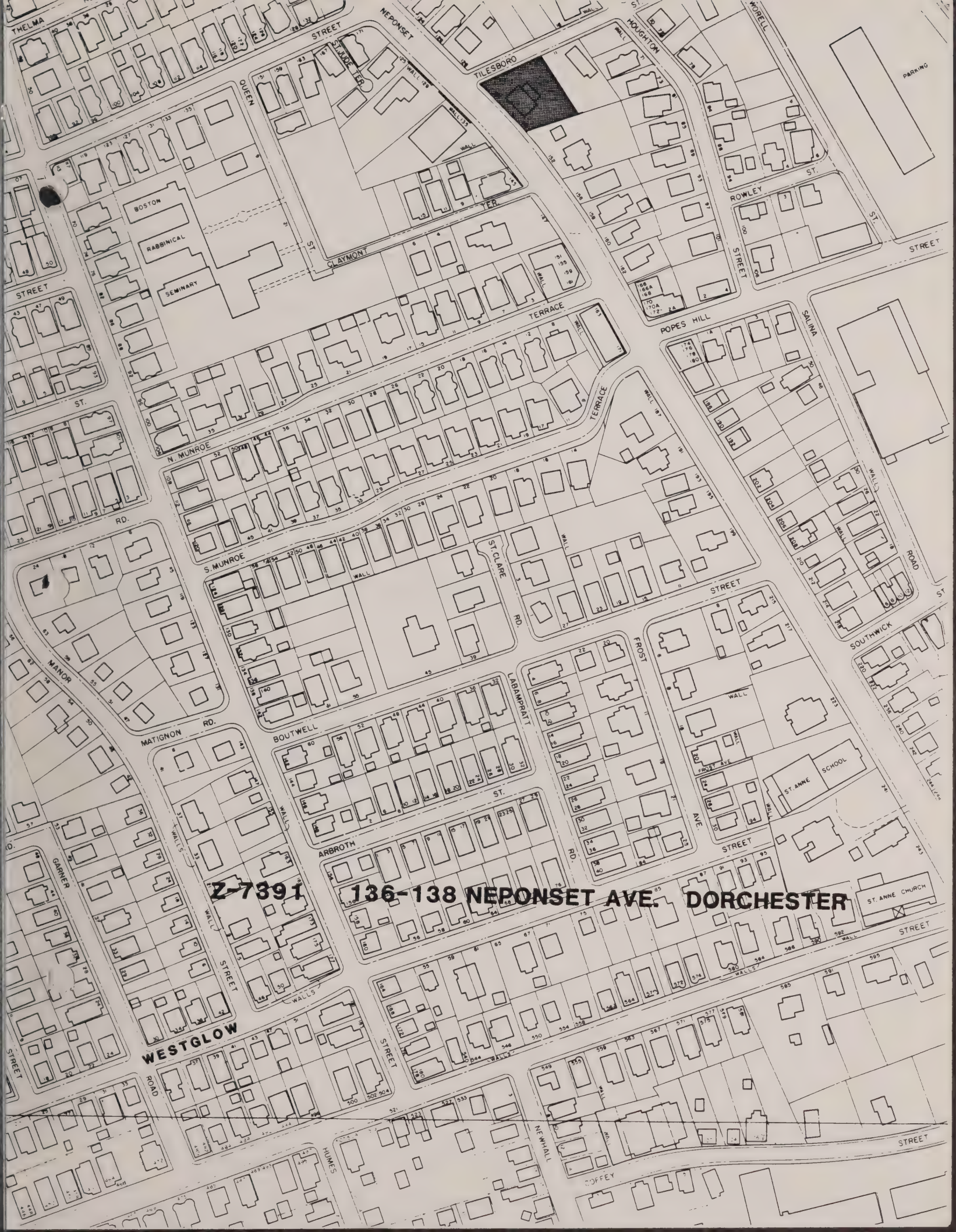
Violation(s):

Extension of nonconforming use.

Front yard is insufficient.

Addition replacing existing sunporch will provide better access for public. Community response favorable. Recommend approval with proviso.

VOTED: In reference to petition Z-7391, Philip M. O'Donnell, 136-138 Neponset Avenue, Dorchester, for extension of nonconforming use and variance to erect addition to funeral home in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Addition will provide better public access.


Z-7391 136-138 NEPONSET AVE. DORCHESTER
NEPONSET
TILESBORO
HOUGHTON
MORELL
PARKING
ROWLEY
STREET
QUEEN
JUDE TER.
BOSTON
RABBINICAL
SEMINARY
CLAYMONT
TERRACE
POPES HILL
SALINA
ROAD
SOUTHWICK
N. MUNROE
S. MUNROE
ST. CLARE
RD.
MANOR
MATIGNON
BOUTWELL
LABAMPRATT
FROST
AVE.
ST. ANNE
SCHOOL
ST. ANNE CHURCH
ARBROTH
GARNER
WESTGLOW
WALLS
NEWHALL
HUMES
DOFFEY

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7392
John Fucillo
524 Metropolitan Avenue
Hyde Park

Existing at site: 2½-story structure

Purpose of petition: Erect addition to two-family dwelling.

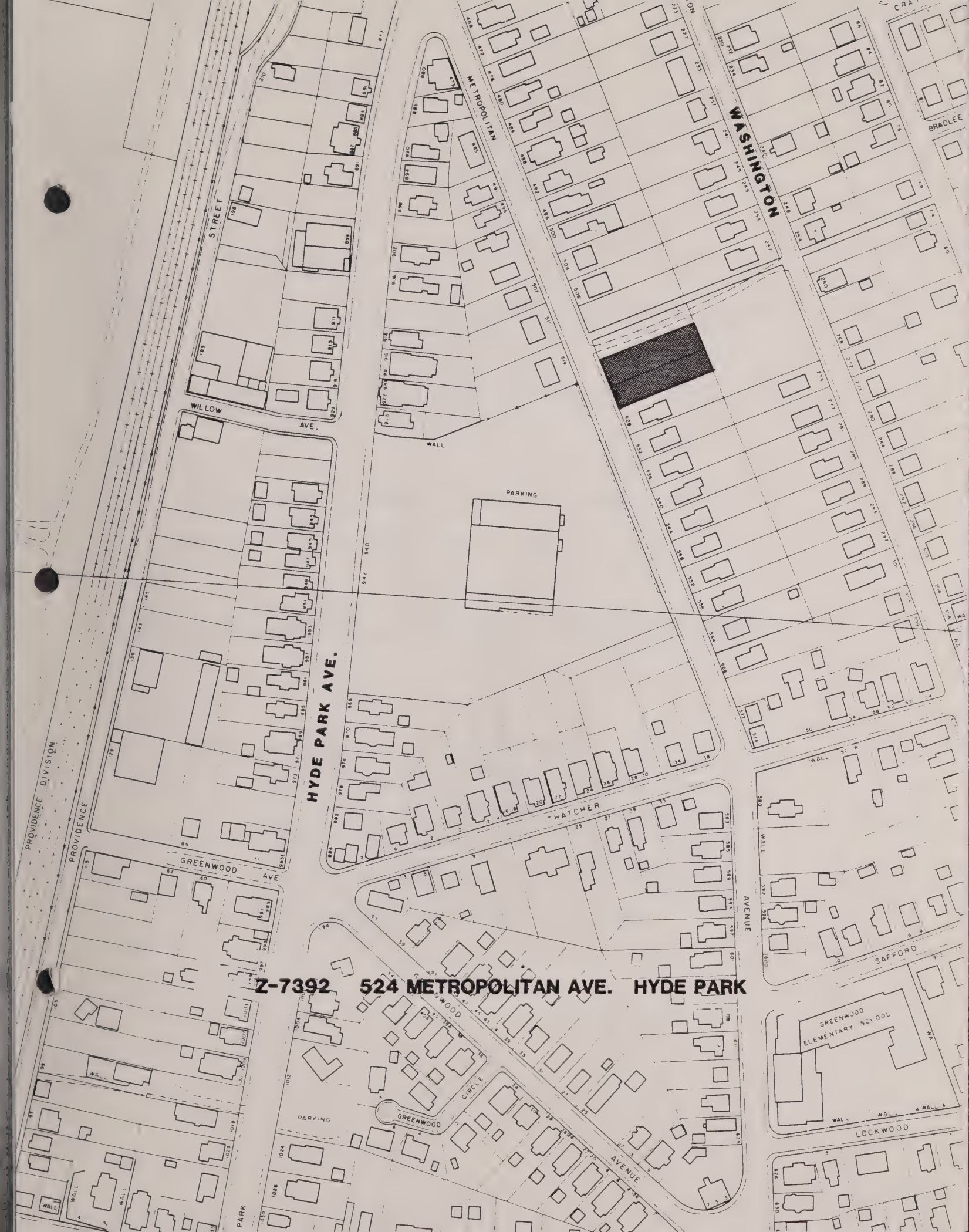
District(s) and Uses(s): Site is in single-family (X-.5) district.
Two-family dwelling is legal nonconforming use.

Violation(s):

Extension of nonconforming use.

Addition to front of structure will provide family room for owner-occupant. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7392, John Fucillo, 524 Metropolitan Avenue, Hyde Park, for extension of nonconforming use to erect addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Addition will provide family room for owner-occupant.



Z-7392 524 METROPOLITAN AVE. HYDE PARK

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7393
Michael Graham
54 Creighton Street
Jamaica Plain

Existing at site: 2½-story structure

Purpose of petition: Legalize occupancy - four apartments; erect porch additions.

District(s) and Uses(s): Site is in residential three-family (R-.8) district. Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and side yard are insufficient.

No record of legal occupancy. Condition was existing at time of purchase in 1980. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7393, Michael Graham, 54 Creighton Street, Jamaica Plain, for a forbidden use and two variances to legalize occupancy for four families and erect porch additions in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for exterior changes be submitted to the Authority for design review approval. There is no record of legal occupancy. Condition was existing at time of purchase in 1980.

Z-7393

54 CREIGHTON ST.

JAMAICA PLAIN

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7394
Brighton Gardens Apartments
109-111 Tremont Street
Brighton

Existing at site: Four-story structure

Purpose of petition: Erect dumpster pad and six-foot fence.

District(s) and Uses(s): Site is in single-family (S-.5) district.
62-unit apartment building granted by Board of Appeal in November 1971.

Violation(s):

Accessory outdoor storage is forbidden use.

Accessory use shall not occupy any part of required front and side yards.

Front and side yards are insufficient.

Dumpster will service multi-unit (62) apartment building, of which half of the units are for elderly. Recommend approval with provisos.

VOTED: In reference to petition Z-7394, Brighton Gardens Apartments, 109-111 Tremont Street, Brighton, for a forbidden use and three variances to erect dumpster pad and six-foot fence in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that plans, inclusive of placement and landscaping, be submitted to the Authority for design review approval; that the dumpster and immediate area be maintained daily. Dumpster will service multi-unit apartment dwelling, of which half of the units are for elderly.

Z-7394

109-111 TREMONT ST.

BRIGHTON

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7395
Craig and Patricia McNaught
329 Gallivan Boulevard
Dorchester

Existing at site: 2½-story structure

Purpose of petition: Change occupancy from four to six apartments.

District(s) and Uses(s): Site is in residential two-family (R-.5) district. Four apartments are legal nonconforming use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Petition will legalize condition existing at time of purchase last February. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-7395, Craig and Patricia McNaught, 329 Gallivan Boulevard, Dorchester, for a forbidden use and two variances for change of occupancy from four to six apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Petition will legalize condition existing at time of purchase last February.

Z-7395 329 GALLIVAN BLVD. DORCHESTER
GALLIVAN BLVD.
DORCHESTER
BOSTON HOME FOR INCURABLES
HUTCHINSON
PATTERSON
BROOKVALE
STREET
AVENUE
ROAD
WALL
PARKING
TENNIS COURTS
HOSPITAL

Board of Appeal Referrals 12/20/84

Hearing: 1/8/85

Z-7426-7429
Quincy-Geneva Housing Corp.
200-204 Columbia Road, Dorchester
42 Holborn Street, Roxbury

Existing at site: Four three-story structures

Purpose of petition: Change occupancy from 3 and 5 apartments and store to 6 and 6 apartments (#200 and #204), from 4 to 5 apartments #202), and from 6 to 9 apartments (Holborn Street).

District(s) and Uses(s): Sites are in apartment multifamily (H-1) and residential three-family (R-.8) districts.
Conversions are forbidden uses.

Violation(s):

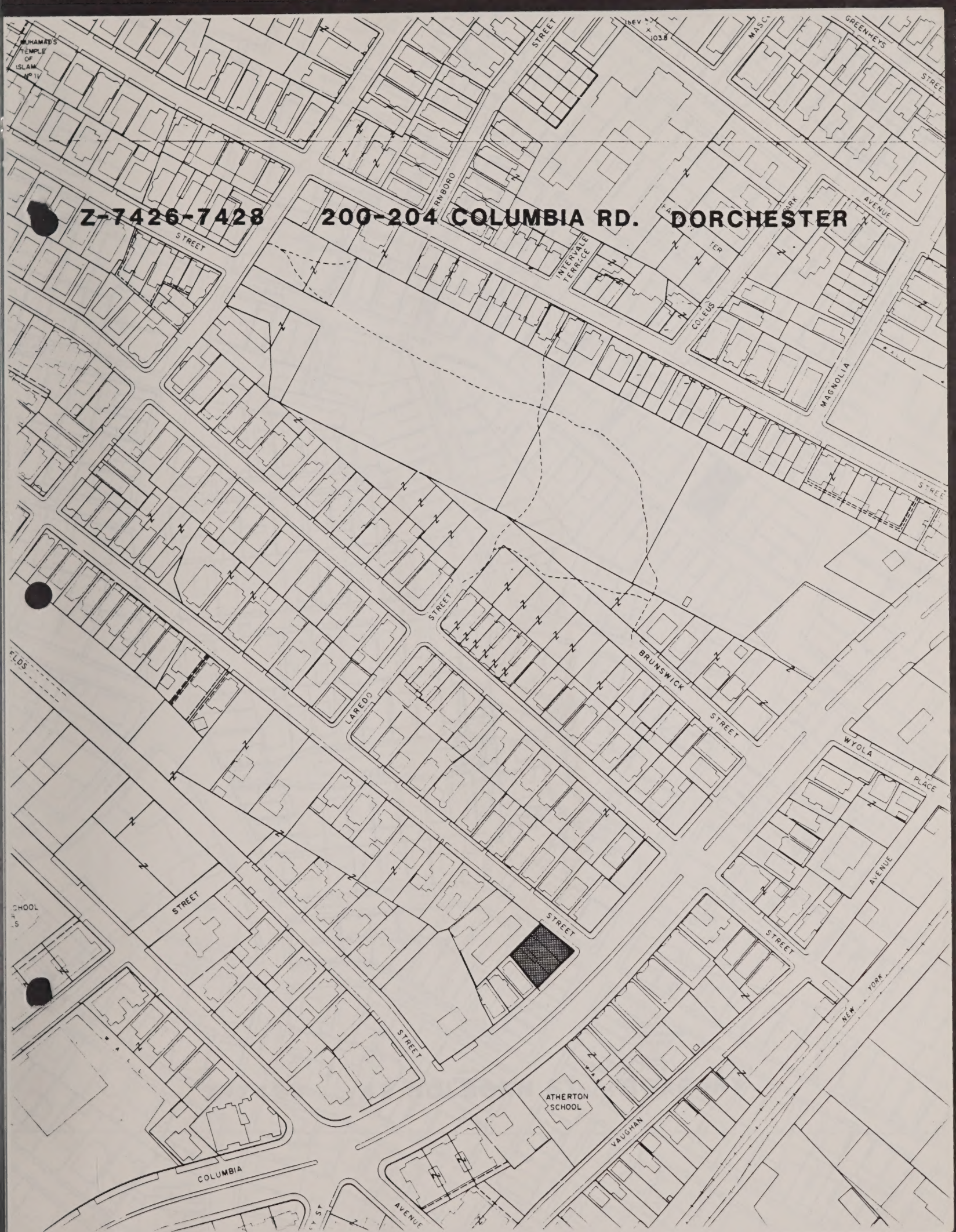
Dwelling converted for more families is forbidden use.

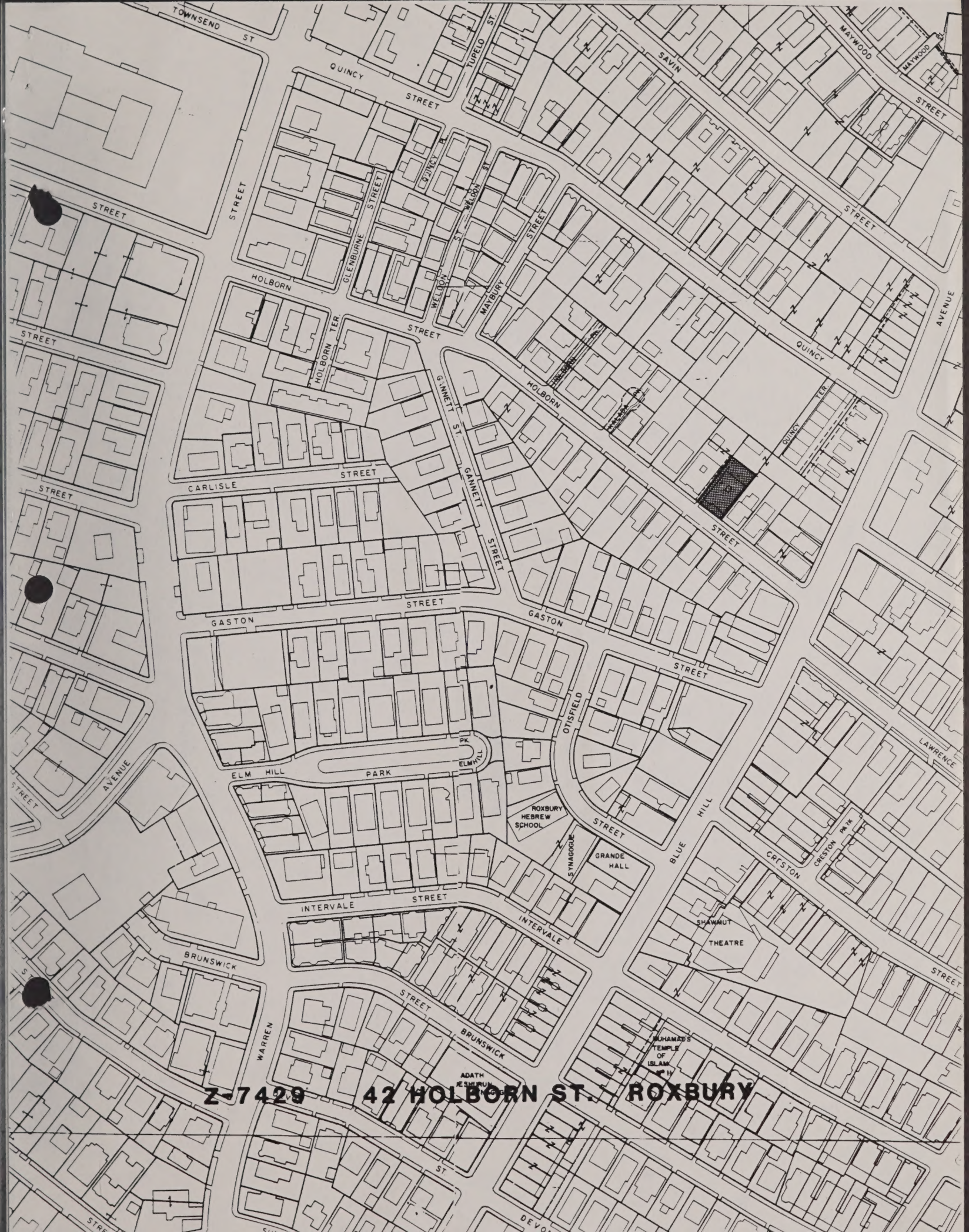
Lot area, open space, and off-street parking are insufficient.

Floor area ratio and height of building are excessive.

Blighted structures will be significantly improved and restored to productive occupancy. This is a positive effort to provide low- and moderate-income housing through rehabilitation of existing structures. Development will be funded by Boston Housing Partnership, Inc., and MHFA. It is recommended that appellant develop a parking plan to accommodate their future rehabilitation plans in this area. Recommend approval with proviso.

VOTED: In reference to petitions Z-7426-7429, Quincy-Geneva Housing Corp., 200-204 Columbia Road, Dorchester, and 42 Holborn Street, Roxbury, for four forbidden uses and seventeen variances for changes of occupancy from three and five apartments and store to six apartments, from four to five apartments, and from six to nine apartments in apartment (H-1) and residential (R-.8) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Authority recommends that the appellant develop a parking plan to accommodate their future rehabilitation plans in this area. The Authority supports this proposal as a positive effort to provide low- and moderate-income housing through rehabilitation of existing structures.


Z-7426-7428 200-204 COLUMBIA RD. DORCHESTER
MUHAMAD'S TEMPLE OF ISLAM No IV
STREET
RAMBORO
INTERVALE TERRACE
COLEUS
MAGNOLIA
AVENUE
LAREDO
BRUNSWICK
WYOLA
PLACE
FLDS
CHOOL
ATHERTON SCHOOL
VAUGHAN
COLUMBIA
NEW YORK



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